

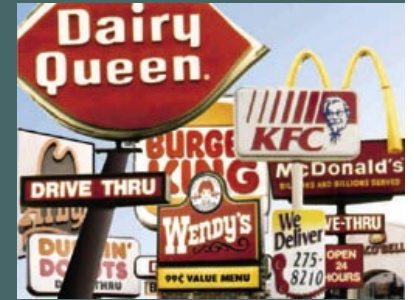
City of Renton Planning Commission

Fast Food & Note 22

Docket Item 06-16

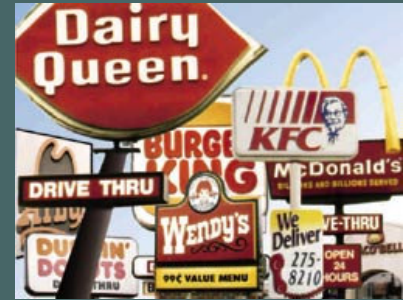
March 12, 2008

The Docket Request



- Docket item to evaluate whether “fast food restaurants” should be a stand alone retail use?
- Revise Note 22 to correct inconsistency relating to references.

Background



- Currently, fast food restaurants are permitted as an accessory use under "*drive-in/ drive through retail*" in -
 - CV, CA, CD, IL, IM, IH, UC-N1 & UC-N2 zones
- Fast Food is only permitted as part of a larger commercial or industrial development.

Background



- Note 22 currently reads - *"size restrictions apply per use in RMC [4-2-120A](#). In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE."*
- 3 separate issues within one note:
 - Size restrictions in the CN and CA zones
 - Restricting fast food in the CN zone
 - Restricting office and conference uses in the CV zone

Background



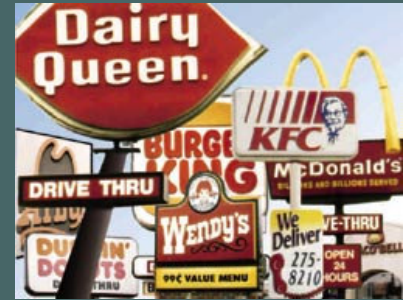
- Note is referenced in the CV, CN and CA districts and is unclear which part of the note is to be considered for each zone
- CV has no size restrictions

Fast Food



- *"An eating or drinking establishment occupying a detached structure, identified by a name brand that offers a standard menu, typical business operation logo, advertising franchise ownership or affiliation, and a corporate architectural prototype building. Franchise fast food typically caters to a market area larger than one neighborhood and is auto oriented. It may include drive through service. This definition excludes espresso stands."*

Eating and Drinking Establishments



- *"A retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation. This definition includes, but is not limited to, restaurants, cafes, microbrew establishments, and espresso stands. This definition excludes taverns; fast food; entertainment clubs; dance clubs; and/or dance halls. ."*

Key Issues for Discussion

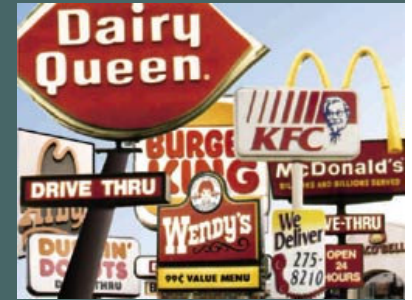


- Which zoning districts should fast food restaurants be permitted?
- What about CV, CA, CD, UC-N1, UC-N2?
- What about IL, IM & IH?
- Should fast food be restricted in the CN district?
Should note 22 be revised?



FAST FOOD RESTAURANTS – WHICH ZONES?

CV Zone



- The purpose statement reads in part:
“provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity. ”
- Fast food restaurants would support this purpose if combined with note 81 –
“No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development”.

CA Zone



- The purpose statement reads in part:
“ business areas characterized by enhanced site planning, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment. The zone includes five designated business districts along mapped corridors with development standards designed to encourage concentrated commercial activity, a focal point of pedestrian activity along the corridor, and visual interest” .
- Fast Food restaurants would need to comply with the design regulations for each business district.

CD Zone

- The purpose statement reads in part:
"provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses "
- Fast food restaurants are compatible with entertainment and recreational uses.

UC-N1 Zone



- The purpose statement reads in part:
"Large-scale retail uses are allowed as anchors, which, when combined with smaller pedestrian-oriented development, create a quality regional retail area".
- Fast food would be compatible if restricted through note 81 -
"No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development".

UC-N2 Zone



- The purpose statement reads in part:
"redevelopment that will be sensitive to and take advantage of proximity to the urban shorelines along Lake Washington and the Cedar River".
- Fast food is not compatible

IL, IM & IH zones

- The intent of the IL, IM & IH zones are to provide for a diverse range of industrial uses and related activities which vary from warehousing to heavy fabrication.
- Stand-alone fast food restaurants do not meet this intent.



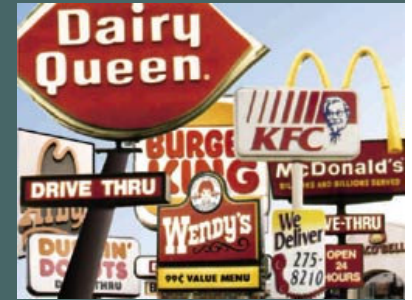
Revised Definitions

Fast Food



- **Fast Food Restaurant:** An eating or drinking establishment occupying a detached structure, identified by a name brand that offers a standard menu, typical business operation logo, advertising franchise ownership or affiliation, and a corporate architectural prototype building. Franchise fast food typically caters to a market area larger than one neighborhood and is auto oriented. It may include drive through service. This definition excludes espresso stands.
- Remove "eating and drinking establishment" and replace with "**restaurant**"

Drive-in/ Drive through Retail/ Service



- Drive-in/ drive through retail : A business or a portion of a business where a customer is permitted or encouraged either by the design of physical facilities or by service and/or packaging procedures, to carry on business in the off-street parking or paved area accessory to the business, while seated in a motor vehicle. In some instances, customers may need to get out of the vehicle to obtain the product or service. This definition shall include but not be limited to fast-food restaurants, espresso stands, and drive-in services at banks and pharmacies. This definition excludes vehicle service and repair, vehicle fueling stations, and car washes .
- Revise section of definition referring to “drive-in services” to – “This definition shall include but not be limited to drive-in services at fast-food windows, espresso windows, banks and pharmacies”.

Note 22 - Revisions



- Note 22 currently reads –
 - 22. *Size restrictions apply per use in RMC 4-2-120A. In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE.*
- Proposed changes include –
 - 22 - *Size restrictions apply per use in RMC 4-2-120A.*
 - 111 - *In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE..*

Necessary Code Changes



- 4-2-060 and 4-2-070 – Zoning Use Table:
 - Add “Fast Food Restaurant” as a category under “I. Retail”
 - Permitted “P” in the CD zone
 - Permitted with type “P81” or with note 81 in the CV and UC-N1 zones
 - Permitted with type “P22” or with revised note 22 in the CA zone

Necessary Code Changes



- 4-2-060 and 4-2-070 – Zoning Use Table:
 - Change note “P22” to “P111” in the CV zone for:
 - Medical & Dental offices
 - Offices, general
 - Veterinary offices/ clinics

Conclusion



- Planning Commission feedback on:
 - Which zones should a stand-alone fast food restaurant be permitted in:
 - CV, CA, CD, UC-N1 & UC-N2 zones?
 - CN zone? (Currently, note 22 restricts this)
 - IL, IM & IH zones?
 - Revision to Note 22 as recommended by staff?

